

## **STATEMENT OF INFORMATION**

13 BIRDS ROAD, FERNY CREEK, VIC 3786

PREPARED BY JESS FOUET, SAVOY REAL ESTATE, PHONE: 0417 787 985

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**13 BIRDS ROAD, FERNY CREEK, VIC 3786**  3  1  -

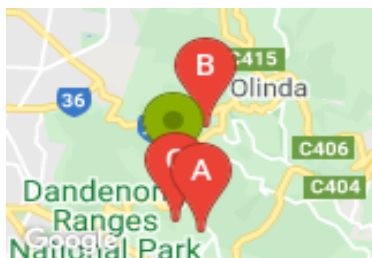
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$620,000 to \$680,000**

Provided by: Jess Fouet, Savoy Real Estate

## MEDIAN SALE PRICE



### FERNY CREEK, VIC, 3786

Suburb Median Sale Price (House)

**\$1,070,000**

01 July 2020 to 30 June 2021

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**6 ANDERSON RD, TECOMA, VIC 3160**  3  2  2

### Sale Price

**\$687,000**

Sale Date: 05/01/2021

Distance from Property: 1.6km



**37 HETHERSETT RD, SASSAFRAS, VIC 3787**  3  1  1

### Sale Price

**\$650,000**

Sale Date: 17/10/2020

Distance from Property: 1.8km



**121 MAST GULLY RD, UPWEY, VIC 3158**  3  2  1

### Sale Price

**\$620,000**

Sale Date: 15/10/2020

Distance from Property: 1.1km



This report has been compiled on 22/09/2021 by Savoy Real Estate. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

13 BIRDS ROAD, FERNY CREEK, VIC 3786

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$620,000 to \$680,000

### Median sale price

Median price

\$1,070,000

Property type

House

Suburb

FERNY CREEK

Period

01 July 2020 to 30 June 2021

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

6 ANDERSON RD, TECOMA, VIC 3160	\$687,000	05/01/2021
37 HETHERSETT RD, SASSAFRAS, VIC 3787	\$650,000	17/10/2020
121 MAST GULLY RD, UPWEY, VIC 3158	\$620,000	15/10/2020

This Statement of Information was prepared on:

22/09/2021